



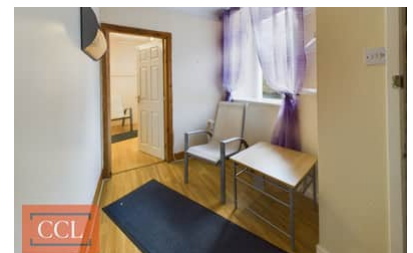
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CCL are delighted to bring to market for sale 6a Academy Street, Elgin. A commercial space, situated in a mid-terraced building in the heart of the popular town of Elgin. The property is on the ground floor and previously used as a Physiotherapy Studio but has great potential for a number of alternative uses.

- Prime Location
- Alternative Uses
- Freehold
- Excellent Space
- Total Area 35 Sq Meters
- Close proximity to large car park



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6a Academy Street | Elgin | Moray |
IV30 1LJ

Offers in the Region of £50,000

Freehold

Situation

The subjects are situated on Academy Street within easy distance of the main pedestrian area in the centre of Elgin surrounded by a range of retail and office spaces. Elgin city centre contains a good mix of mainly ground floor retail usage with residential or commercial usage on the upper floors. A range of high street shops, small retailers, cafes, restaurants, and leisure facilities are on offer in the vicinity. Much has been done in recent years to regenerate the town while the High Street retains many of its original buildings and cobbled streets.

Elgin is a lively and charming market town and is the administrative and commercial capital of Moray with a population of around 23,000. It is situated approx. 36miles east of Inverness and 64miles west of Aberdeen with good transport links via the A96 trunk route and rail links to Inverness and Aberdeen and their respective airports. Elgin is also home to Moray College UHI which provides a range of courses for around 10,000 students.

Property

The property comprises an entry reception area, a kitchen/staff room, a treatment room, toilet and storage area, suiting a variety of uses. Entrance to the building is gained via a door from the main street into a vestibule area, which in turn leads into the reception, from the reception there is access to staff room and treatment room, then on to the storage area and toilet.

Services: The property has mains water, drainage, and electricity.

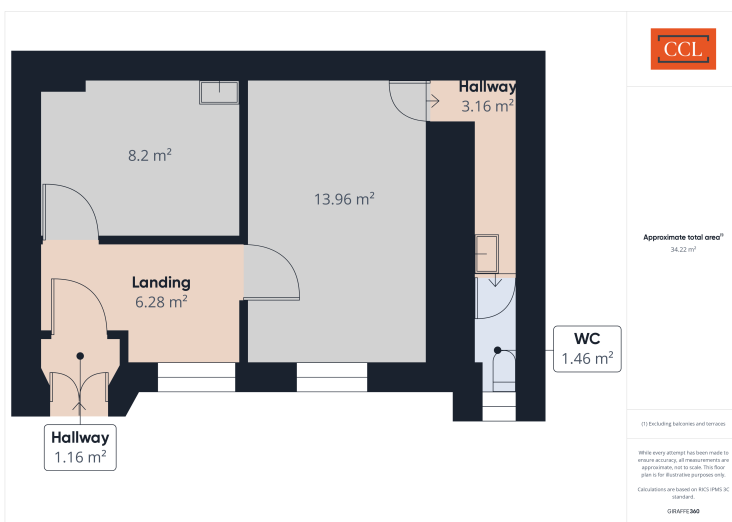
Price: Offers Over £50,000

Tenure: This property is the held on the Sottish equivalent of a freehold.

LEGAL COSTS: Each party will be responsible for their own legal costs incurred in the transaction.

External

The property opens on to the pavement on Academy Street. Ample parking available nearby.



CCL Property

62 High Street, Elgin, Moray, IV30 1BU

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.